

STATE MS.-DE SOTO CO.

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

DEC 30 8 52 AM '97

BK 326 PG 783
W.E. DAVIS CH. CLK.

JOSE A. PESTANA,

Grantor

TO

GRACE M. DENLEY,

Grantee

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **JOSE A. PESTANA**, do hereby grant, bargain, sell, convey and warrant to **GRACE M. DENLEY** that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 55, Phase 1, of the Hernando Hills Subdivision, in Sections 6 and 7, Township 3 South, Range 7 West, City of Hernando, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 31, Pages 16-18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

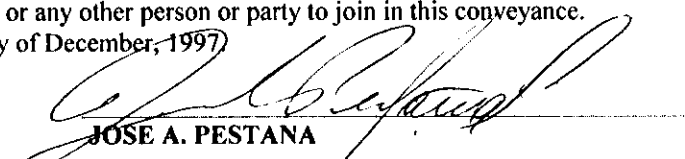
The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; and subject to covenants, limitations, and restrictions of said subdivision as found of plat of said subdivision of record in Plat Book 31, Pages 16-18, of the records of DeSoto County, Mississippi.

Taxes for the year 1997 are being paid on a pro-rata basis as part of closing. Taxes for the year 1998 and all subsequent years shall be the responsibility of Grantee, her heirs and/or assigns.

Possession of said real property shall be given to Grantee upon delivery of this Deed.

Grantor does hereby covenant and warrant that said real property comprises no part of his homestead and that it is not necessary for his spouse or any other person or party to join in this conveyance.

Witness my signature, this the 20th day of December, 1997.



JOSE A. PESTANA

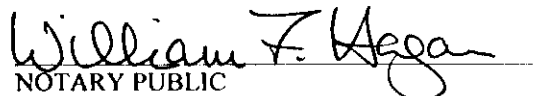
Mr. Jose A Pestana
4275 Bienville Road
Nesbit, MS 38651
Home: (601) 429-5731
Work: (601) 429-5731

Mrs. Grace M. Denley
1110 Green T Blvd. W.
Hernando, MS 38632
Home: (601) 429-3735
Work: (601) 396-2240

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **JOSE A. PESTANA**, who acknowledged that he signed and delivered the above and foregoing **WARRANTY DEED** as his free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 20th day of December, 1997.



NOTARY PUBLIC

